

Prepared by:

Richard A. Courtney

FRASCOGNA COURTNEY, PLLC

4400 Old Canton Road, Suite 220

Jackson, Mississippi 39211

601-987-3000

Bernice Phillips
7211 Brenwood Dr.
Horn Lake, Ms. 38637

Return to:

~~Richard A. Courtney~~

~~FRASCOGNA COURTNEY, PLLC~~

~~4400 Old Canton Road, Suite 220~~

~~Jackson, Mississippi 39211~~

~~601-987-3000~~

QUITCLAIM DEED

WHEREAS, by Quitclaim Deed dated July 21, 2008 and recorded in Book 589 at Page 545 in the office of the Chancery Clerk of DeSoto County, Bernice Phillips acquired title to the following described real property; therefore

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I,

Bernice Phillips, Grantor
7211 Brenwood Drive, Horn Lake, Mississippi 38637
662-280-3600 or 901-438-9971

do hereby convey, release and quitclaim a LIFE ESTATE in all of Grantor's right, title and interest in and to the following described subject property to

Bernice Phillips, Grantee
7211 Brenwood Drive, Horn Lake, Mississippi 38637
662-280-3600 or 901-438-9971

and further convey, release and quitclaim the REMAINDER INTEREST in all of Grantor's right, title and interest in and to the following described subject property to

Edward Glenn Phillips and
1801 S. Horne Street
Oceanside, CA 92054
760-685-7262 (cell) or 760-685-7265

Kelly Blake Phillips
9529 Waterwood Court
Raleigh, NC 27614
919-720-4273 or 919-996-4527

said property and land lying and being situated in DeSoto County, Mississippi, more particularly and certainly described as follows:

(See Legal Description on Exhibit A attached) Page 3

INDEXING INSTRUCTIONS:

Lot 137, Section C, First Revision, Kingston Estates Subdivision,
Section 28, T1S, R8W in plat book 44, page 13, in the Office of the Chancery
Clerk of DeSoto County, Mississippi.
City of Horn Lake, DeSoto County, Mississippi

This conveyance is subject to prior recorded reservations of oil, gas and minerals in, on and under the subject property, protective covenants and restrictions of record, and easements and rights of way of record in the office of the aforesaid Chancery Clerk.

WITNESS MY SIGNATURE, this the 25 day of October, 2011.

Bernice Phillips
Bernice Phillips

STATE OF MISSISSIPPI
COUNTY OF Desoto

PERSONALLY came and appeared before me, the undersigned authority for said jurisdiction, the within named Bernice Phillips, who acknowledged that she executed the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 25 day of Oct., 2011.

W.E. Davis Chancery Clerk
Notary Public
By: James Knight

My Commission Expires:

My Commission Expires January 2, 2012

TITLE NOT EXAMINED

The preparer of this instrument did not perform a title search of the above described property and does not certify validity of title or correctness of the description contained herein, which was furnished to me by the grantor.



EXHIBIT A

Lot 137, Section C, First Revision, Kingston Estates Subdivision, in Section 28, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in plat book 44, page 13, in the Office of the Chancery Clerk of DeSoto County, Mississippi.